



WARRANTY DEED

ATE #02042519

AFTER RECORDING RETURN TO:

MR. & MRS. J. C. BELLER

2113 Watson
Klamath Falls, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEC. SCOTT RICE and CINDY A. RICE, husband and wife, hereinafter
called GRANTOR(S), convey(s) to J. C. BELLER and SHARON M.
BELLER, husband and wife, hereinafter called GRANTEE(S), all
that real property situated in the County of Klamath, State of
Oregon, described as:Lot 11, block 1, THIRD ADDITION TO EAST HILLS ESTATES, in the
County of Klamath, State of Oregon. Code 91 Map 3909-1AA Tax
Lot 1100

J. C. B. / S.M.B.

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE
PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage,and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.The true and actual consideration for this transfer is
\$140,000.00.In construing this deed and where the context so requires, the
singular includes the plural.IN WITNESS WHEREOF, the grantor has executed this instrument
this 30th day of November 1994.C. Scott Rice
C. SCOTT RICECindy A. Rice
CINDY A. RICE

STATE OF OREGON)

)ss.

County of Klamath)

The foregoing instrument was acknowledged before me this 1st day
of December, 1994, by C. SCOTT RICE and CINDY A. RICE.Before me: Sandra S. Crane

Notary Public for Oregon

My Commission Expires: July 7, 1997

OFFICIAL SEAL
SANDRA S. CRANE
NOTARY PUBLIC - OREGON
COMMISSION NO. 025921
MY COMMISSION EXPIRES JULY 07, 1997

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 2nd day
of Dec A.D. 19 94 at 3:41 o'clock PM., and duly recorded in Vol. M94,
of Deeds on Page 36866.

Evelyn Biehn

County Clerk

By Sandra S. Crane

FEE \$30.00